

Know all Persons by these Presents,

036008

That I, LOUIS R. MARCOU, of Sargentville, County of Hancock and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by THOMAS J. NALE, of Waterville, County of Kennebec and State of Maine,

whose mailing address is 30 Elm Street, Waterville, Maine, 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said THOMAS J. NALE,

his heirs and assigns forever,

a certain lot or parcel of land situate in said Waterville, bounded and described as follows, to wit:-

Beginning at an iron pin set in the northwesterly right of way line of Silver Street, said iron pin marking the most southerly corner of a triangular parcel of land recently conveyed by Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard; thence S 58° 38" W, along the northwesterly right of way line of said Silver Street a distance of one hundred twenty-four and fifty-six hundredths (124.56) feet to an iron pin set at the intersection of said right of way line with the northeasterly right of way line of Westerly (Western) Avenue; thence N 28° 18' 58" W along the northeasterly right of way line of said Western Avenue, a distance of one hundred twenty (120) feet to an iron pin; thence N 50° 33' 3" E, a distance of one hundred twenty-eight (128) feet to an iron pin; thence S 27° 49' 40" E, along the southwesterly line of land now or formerly of Bernard L. McCaslin et al, a distance of one hundred thirty-eight and seventy-seven hundredths (138.77) feet, to the iron pin at the point of beginning.

Excepting and reserving to Julian Bechard and Diane Bechard, Co-Trustees of Trust B u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary Bechard, their heirs and assigns forever, the exclusive right to use and occupy the following described portion of the above parcel: Beginning at the northwesterly corner of the premises above conveyed; thence N 50° 33' 3" E, a distance of one hundred twenty-eight (128) feet to an iron pin; thence S 27° 29' 47" E, a distance of forty-eight and thirty-two hundredths (48.32) feet to an iron pin; thence S 57° 4' 48" W, following the center line of the vertical section of a concrete retaining wall, a distance of one hundred twenty-five and fifty-nine hundredths (125.59) feet to an iron pin on the easterly line of Western Avenue; thence N 28° 18' 58" W, a distance of thirty-three and sixty-eight hundredths (33.68) feet to the iron pin at the point of beginning.

By the acceptance of this deed the within grantee agrees to be responsible for the maintenance and repair of said retaining wall.

Being the same premises conveyed to Dale S. Macklin and Louis R. Marcou as joint tenants by deed of Julian Bechard and Diane Bechard, co-trustees u/w/o Lucien J. Bechard and Co-Trustees u/w/o Mary A. Bechard, dated August 1986 and recorded in Kennebec Registry of Deeds, Book 3021, Page 281. The said Dale S. Macklin conveyed his interest to Louis R. Marcou by deed dated January 3, 1992 and recorded in said Registry, Book 4664, Page 239.

TRANSFER
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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said THOMAS J. NALE,

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his heirs and assigns, to him and their use and behoof forever.

And I do covenant with the said Grantee, his heirs and assigns,

that I am lawfully seized in fee of the premises, that they are free of all encumbrances except mortgages of record to be discharged concurrently with the recording of these presents;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said LOUIS R. MARCOU

and

~~husband/wife of the said~~

~~joining in his deed~~ as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 26th day of the month of September, A.D. 1998.

Signed, Sealed and Delivered
in presence of

John H. Ellis

Louis R. Marcou
Louis R. Marcou

State of Maine, County of Kennebec

on: September 26, 1998.

Then personally appeared the above named LOUIS R. MARCOU

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

John H. Ellis

Notary Public
Attorney at Law

Printed Name, ELWOOD B. ELLIS

Comm Exp 11/16/98

RECEIVED KENNEBEC SS.
1998 DEC 15 AM 9:00

ATTEST: *John H. Ellis*
REGISTER OF DEEDS